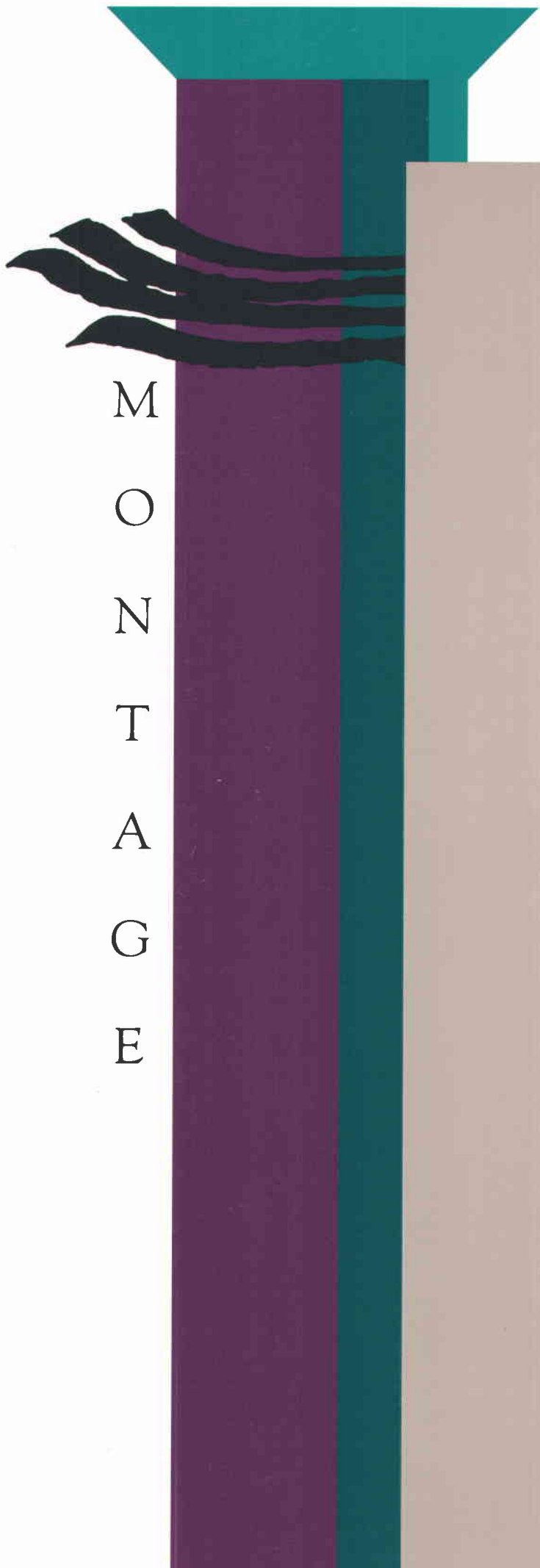


MONTAGE





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MONTAGE...

LUXURY

BEAUTIFULLY

DEFINED



Based on the award-winning Montage community in Mission Viejo, nationally acclaimed for its innovative architectural design, Bramalea Homes is proud to present

MONTAGE at Valencia Northbridge...

Considered the supreme move-up home for families, Montage creates a lyrical expression of the contemporary home building arts. At once graceful and dramatic, Montage is distinguished by its architecture, insightful use of interior space, and harmonious blend of function and style in its floorplans.

Four exquisite floorplans celebrate the dreams of today's families. Offering up to five bedrooms, Montage features living rooms and

family rooms with fireplaces, master suites with fireplaces and private balconies, and three car garages. Some plans offer studies, dens, bonus rooms, libraries and maid's quarters.

Excellently appointed, Montage homes have an unexcelled selection of interior luxuries including skylights, art niches, french doors, spiral stairways, wet bars, and some master suites with private studies.

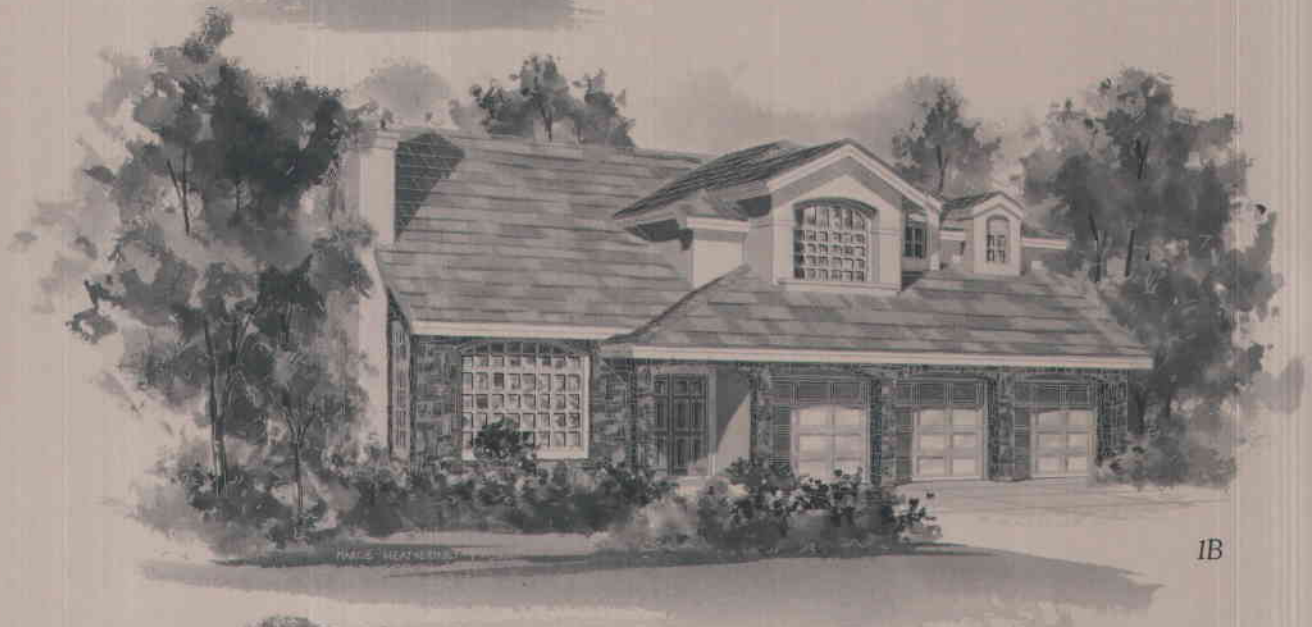
As part of the prestigious master-planned community of Valencia, residents will enjoy the numerous parks and playgrounds, open spaces, fine educational system, paseo system and an exceptional environment for family living.



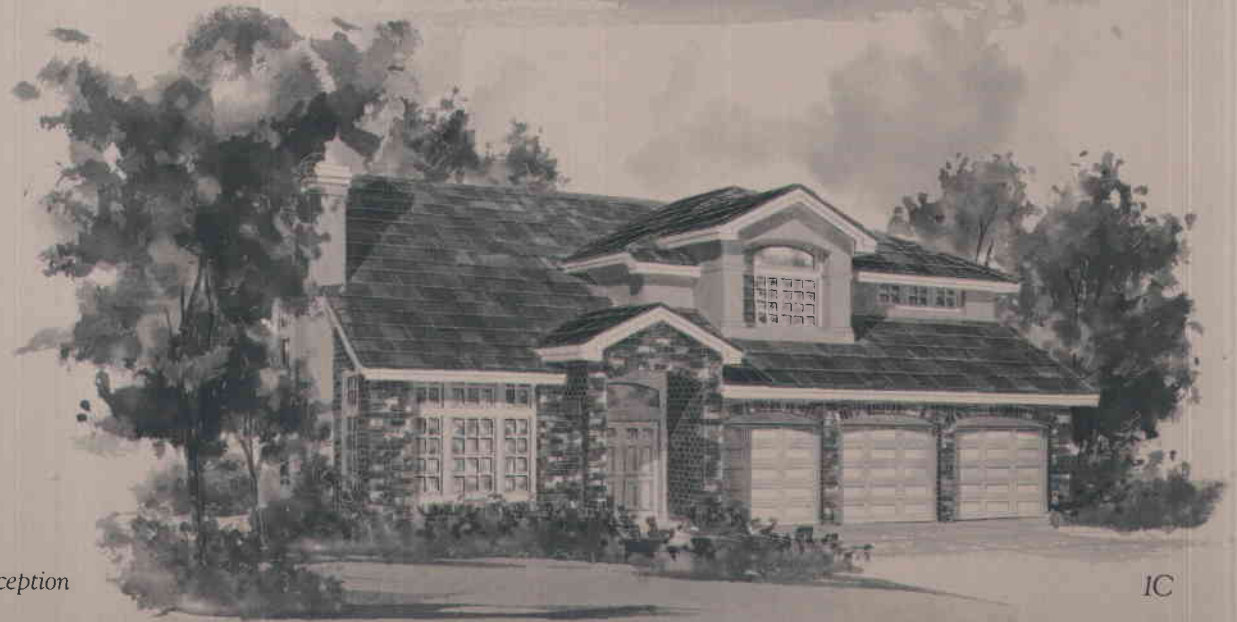
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1A



1B



1C

Artists Conception

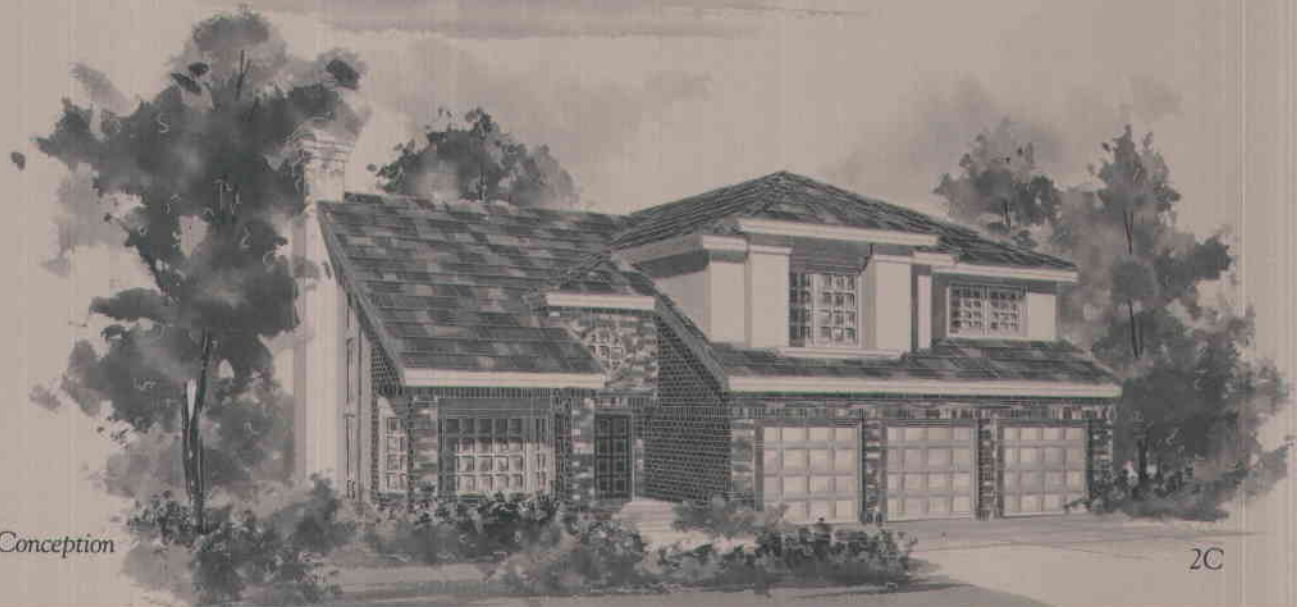
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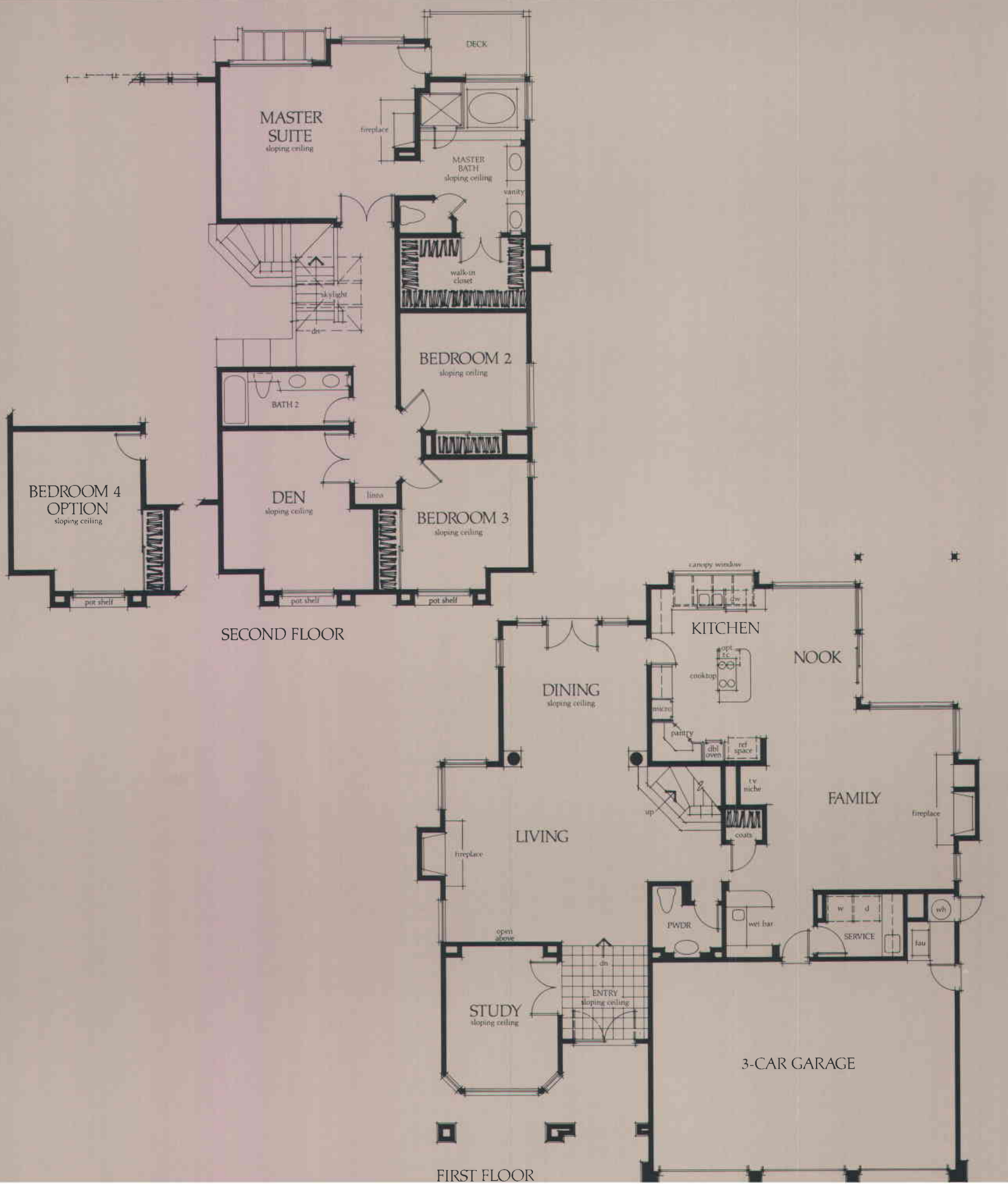


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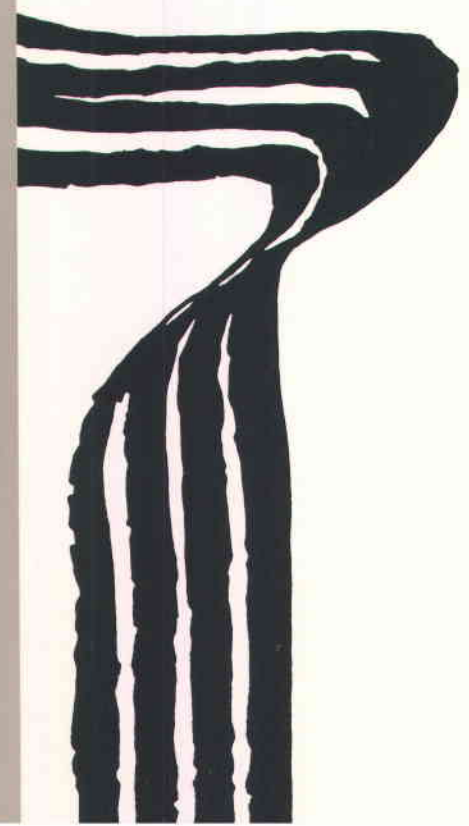


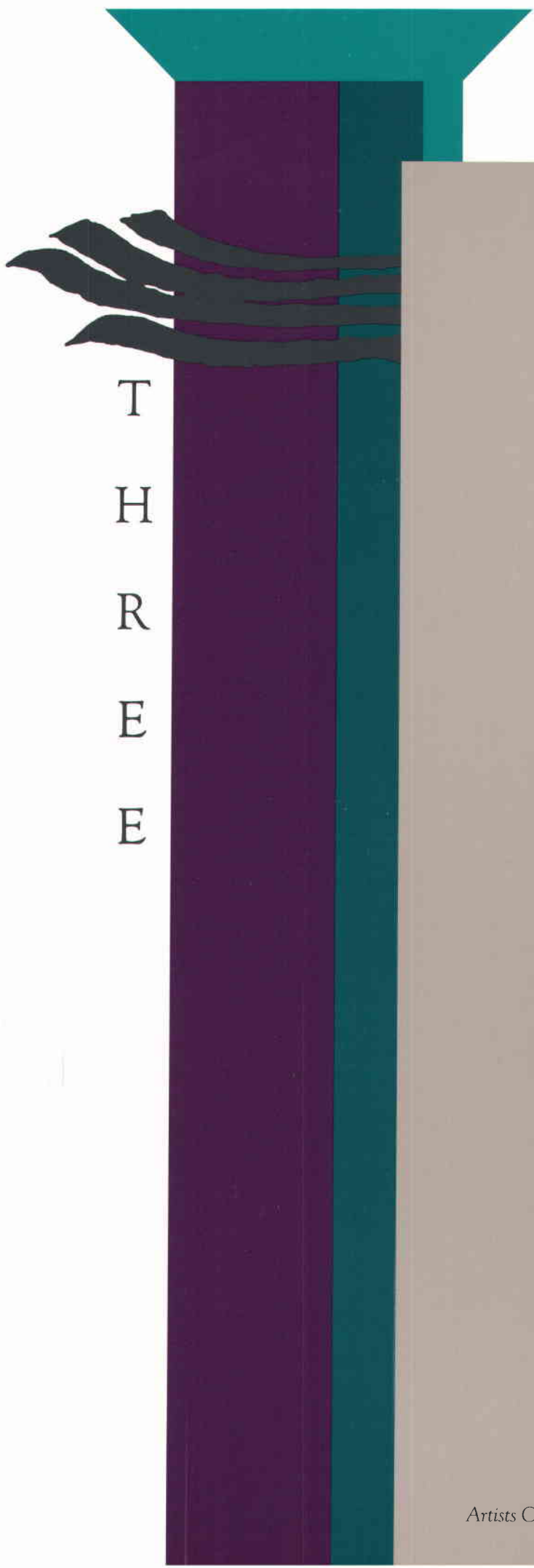
Artists Conception

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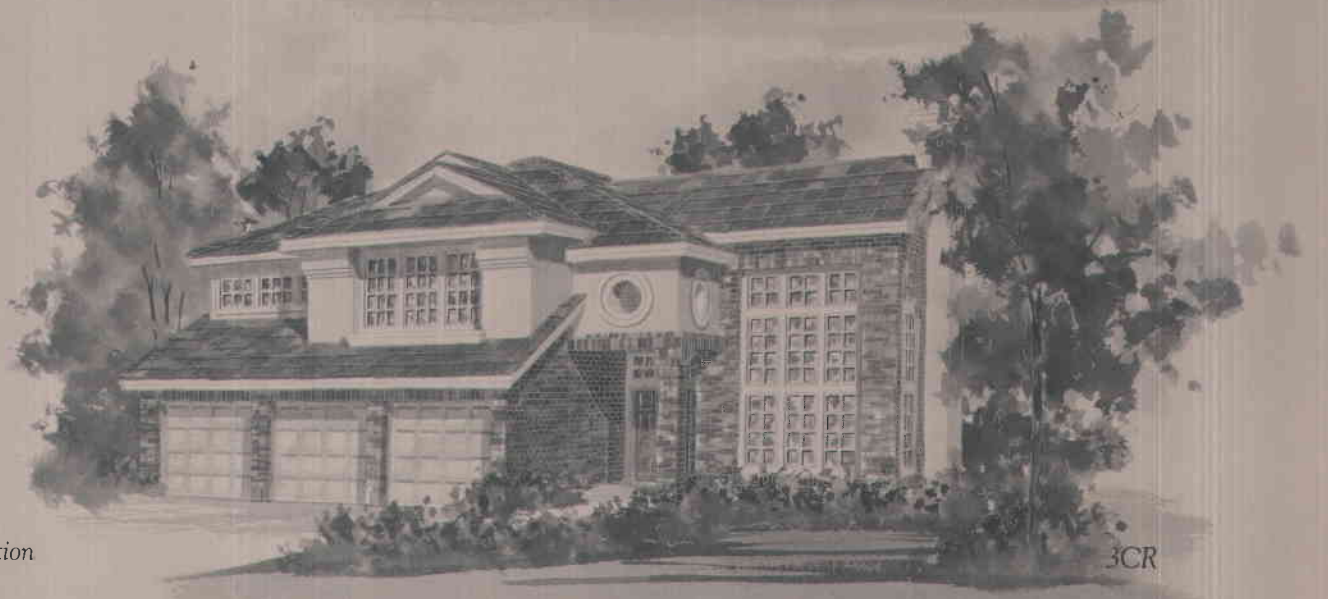
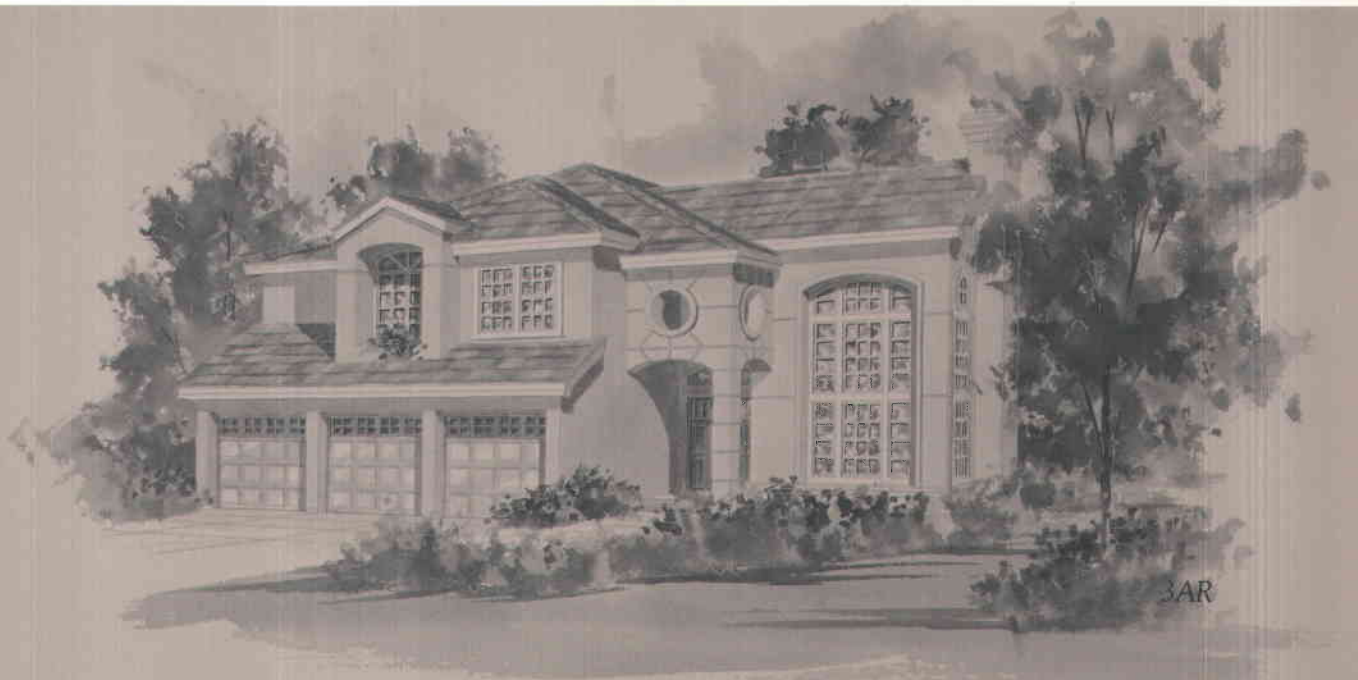


- Three Bedrooms plus Den or
- Four Bedrooms
- Study
- Two- and One-Half Baths
- Family Room
- Nook
- Three-Car Garage
- Approximately 3,069 Square Feet

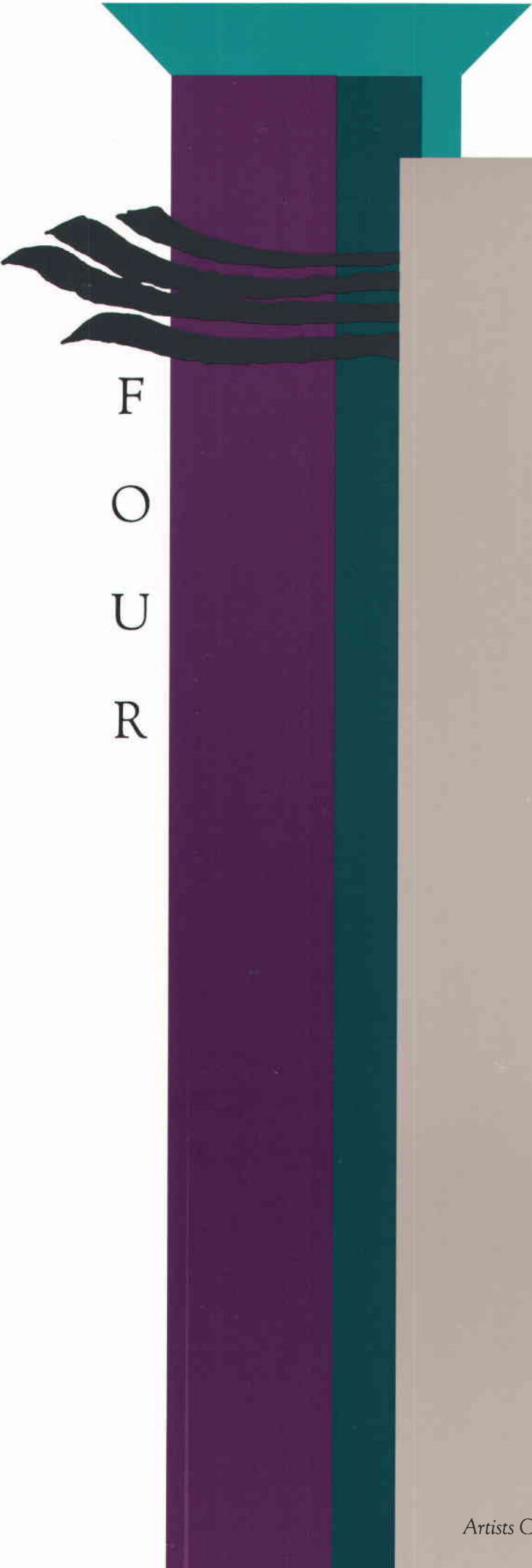




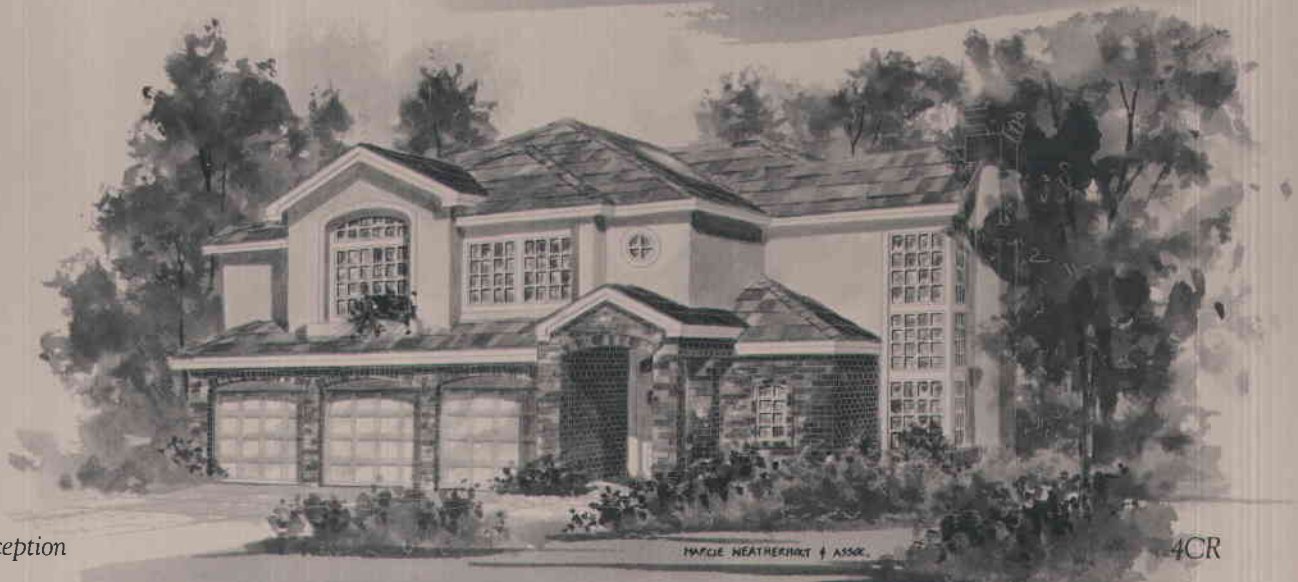
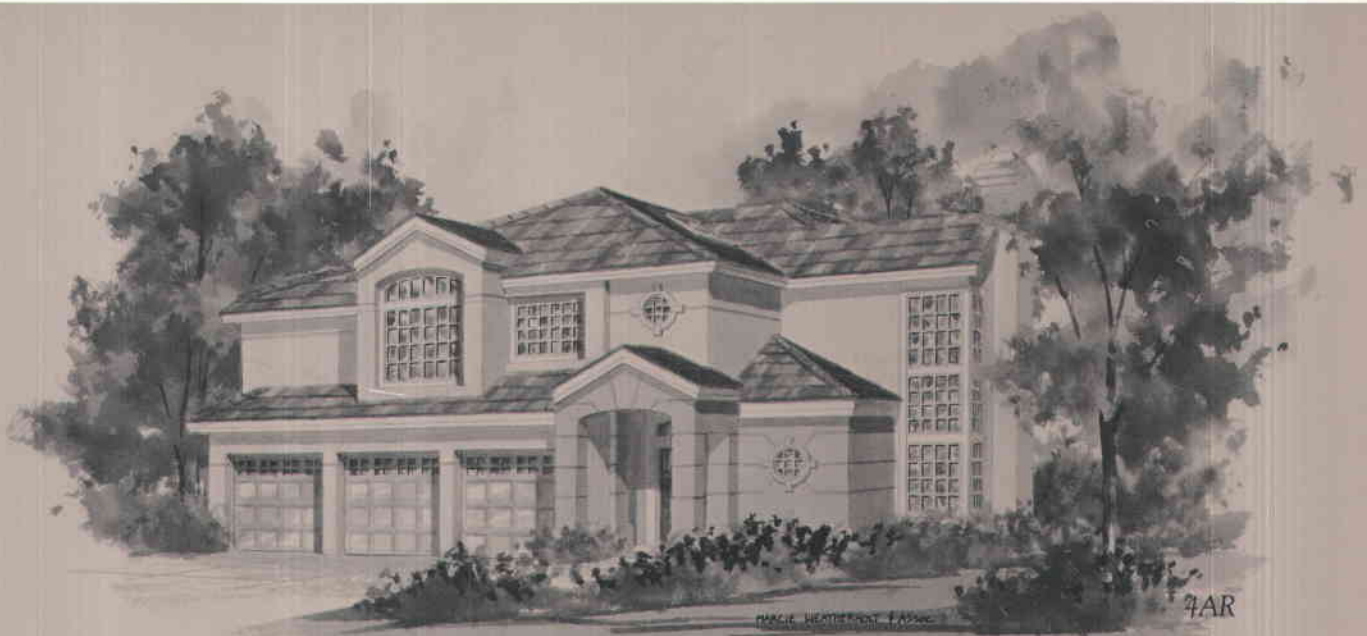
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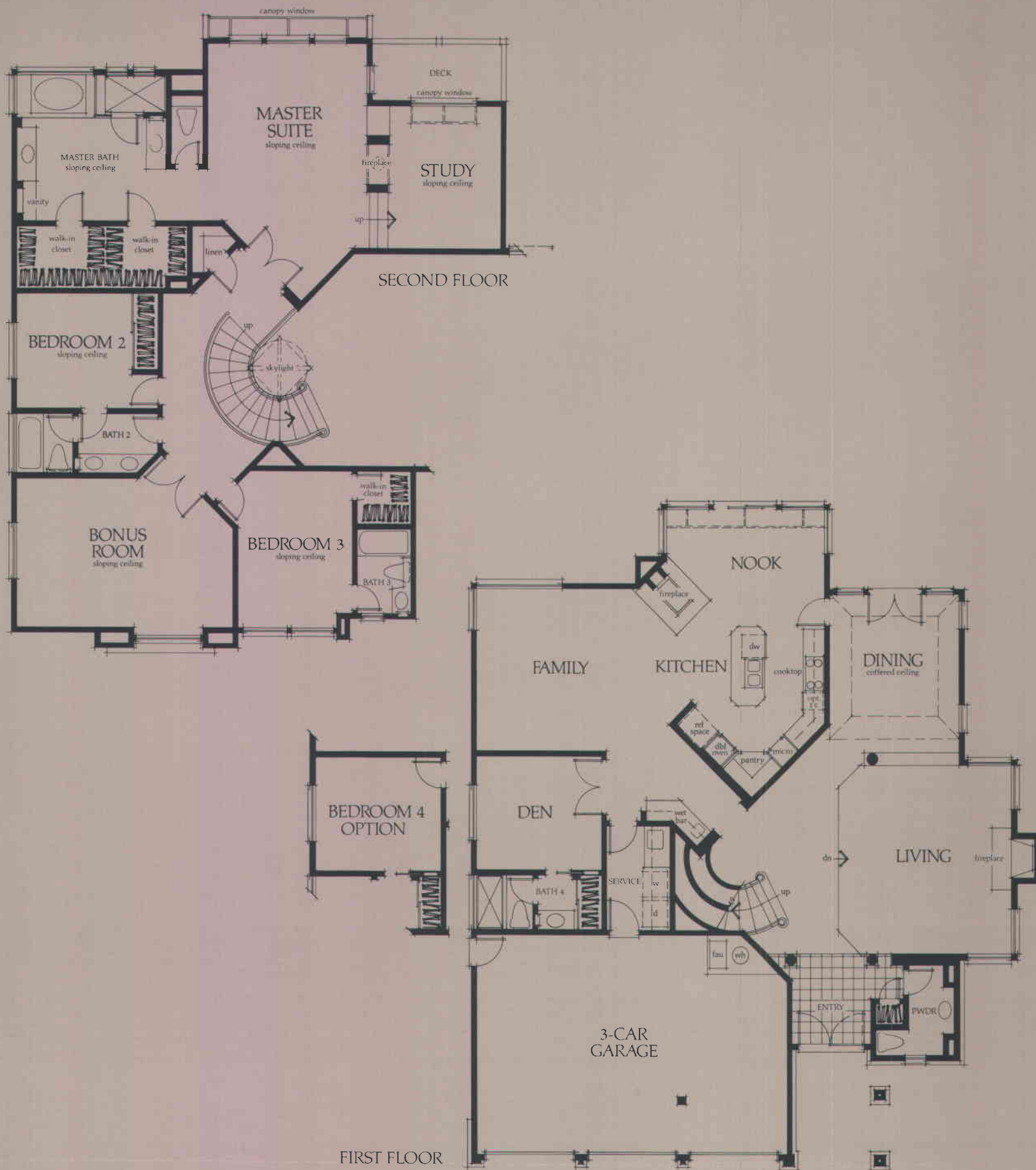
Artists Conception



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Artists Conception



Three Bedrooms plus Den or

Four Bedrooms

Bonus Room

Study

Four and One-Half Baths

Family Room

Nook

Three-Car Garage

Approximately 3,494 Square Feet



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EXTERIOR DETAILS

- Distinctive Brick/Stone Veneer or Stucco Exterior Elevations
- Traditional Mullioned Windows—per Elevation
- Hand-Crafted Entry Door with Windows and Security Lock
- Schlage Exterior Door Hardware
- Distinctive Entryway Lighting Fixtures
- Concrete Tile Roof
- Wood Roll-Up Garage Doors
- Gutters and Downspouts

INTERIOR FEATURES

- Ceramic Tile Entries
- Plush Carpeting Throughout Living Areas
- No-Wax Vinyl Flooring in Kitchen, Nook and Service Area
- Dramatic Hand Troweled Volume Ceiling
- Hand Finished Solid Oak Rail and Spindle Staircase
- Designer-Selected Interior Lighting Fixtures
- Custom Quality Rounded Corner Details
- Wood Burning Fireplaces with Glass Doors
- Convenient Interior Laundry Area with Cabinetry and Sink
- Walk-In Linen Closet—Plan Four
- French Doors in Dining Room—Plans Two, Three and Four
- French Doors in Nook—Plan One
- Built-In Ceramic Tile Wet Bar with Cabinetry and Glass Doors

KITCHENS

- Furniture Finished Oak Cabinetry
- Ceramic Tile Countertops
- Recessed Ceiling Lighting and Under Cabinet Lighting
- Canopy Window—Plan Two and Four
- Walk-In Pantry—Plan One
- GE Monogram Gas Cooktop with Downdraft, Self-Cleaning Double Oven, Under Cabinet Microwave Oven and Multi-Cycle Dishwasher
- 1/2 Horsepower Food Disposal
- Refrigerator Area Designed for Built-In Style and Pre-Plumbed for Icemaker
- Grohe European Styled Faucet

MASTER BEDROOM AND BATH

- Wood burning Fireplace with Hand-Set Travertine or Ceramic Tile Face
- Hand-Set Ceramic Tile Pullmans
- Designer-Selected Widespread Lever Handle Plumbing Fixtures
- Cast Iron Ultra Tub with Ceramic Tile Surround
- Ceramic Tile Shower with Seat and Soap Niche with Clear Glass Mitered Corner Shower Enclosure
- Spacious Walk-In Closet with Convenient Double Pole and Shelf
- Viewing Decks Accessed by Single or Double French Doors

SECONDARY BATHS

- Ceramic Tile Pullmans with Dual Lavs
- Hand-Set Ceramic Tile Tub Surrounds and/or Showers
- Designer-Selected Widespread Lever Handle Plumbing
- Separate Tile Shower with Clear Glass Enclosure—per Plan

ENERGY SAVING AMENITIES

- Weatherstripping Around Exterior Doors and Windows
- Fully Insulated Exterior Walls and Ceilings
- Gas Forced Air/Heating with Night Set-Back Thermostat
- Dual Glazed Windows and Doors

OTHER NOTEWORTHIES

- Central Air Conditioning
- Recirculating Hot Water System
- Gas and Electrical Hookups to Patio for Future Barbecue
- Smoke Detectors
- Electronic Garage Door Opener with Two Transmitters
- Prewired for Cable Television and Telephone
- Underground Utilities
- Spacious Linen Closets
- Prewired for Security System
- Pressure Balancing Valves in All Bath Showers
- 75 Gallon Water Heater
- Fully Drywalled, Textured and Painted Garage Interiors

OPTIONS

- Security System
- General Electric Trash Compactor
- Intercom System
- Ceramic Tile Upgrades in Kitchen and Baths
- Custom White Washed Cabinetry Stain
- Black Appliance Package
- Clear or Obscure Glass Tub Enclosures in Secondary Baths
- Mirrored Wardrobe and Walk-In Closet Doors
- Central Vacuum System
- Custom Drawer and Shelf Liners
- Water Treatment System
- Custom Master Closet System

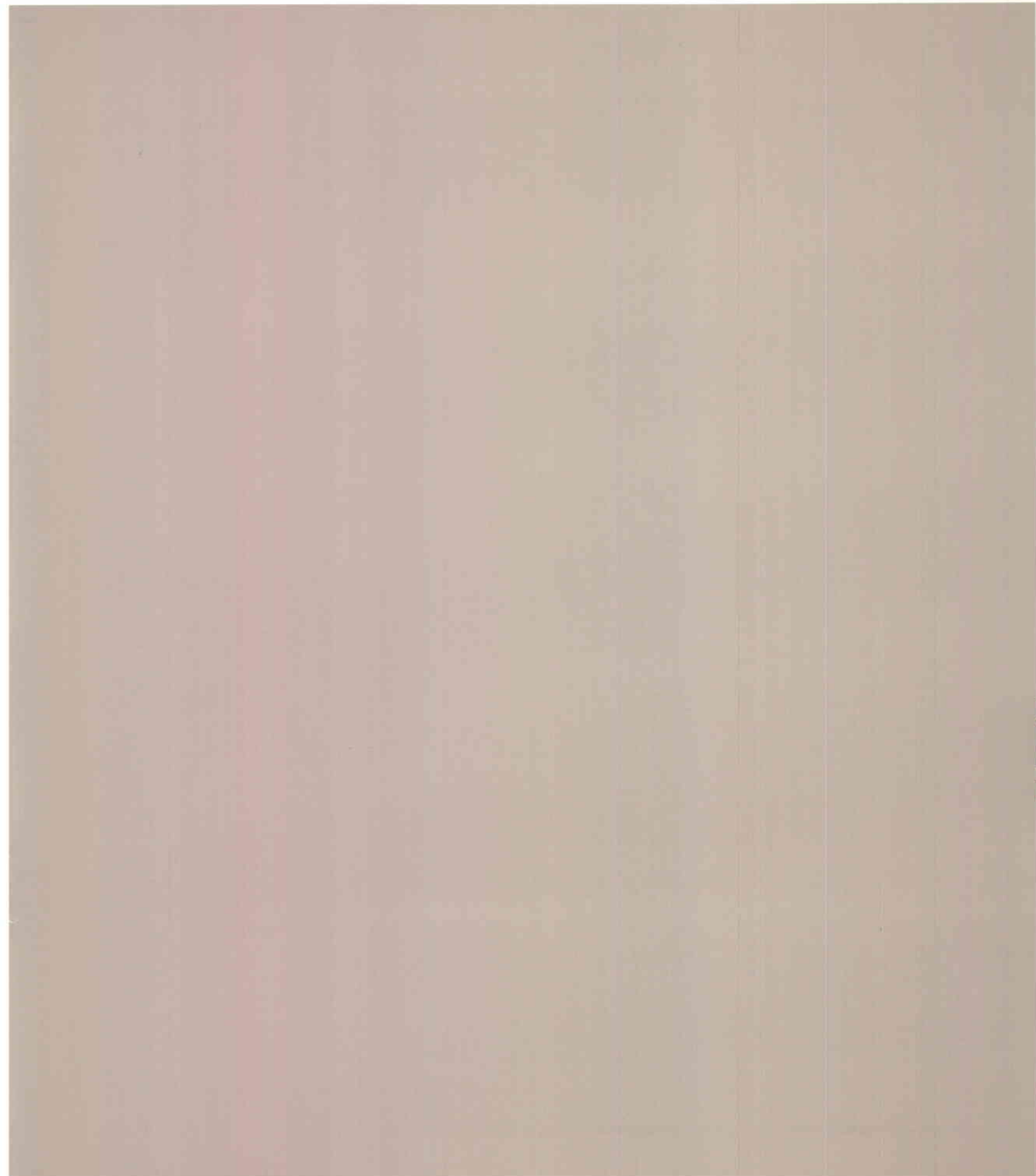
In the interest of continuous product improvement and to meet changing market conditions, the builder reserves the right to modify maps, floorplans, exteriors, specifications, features, and product types without prior notice or obligation.



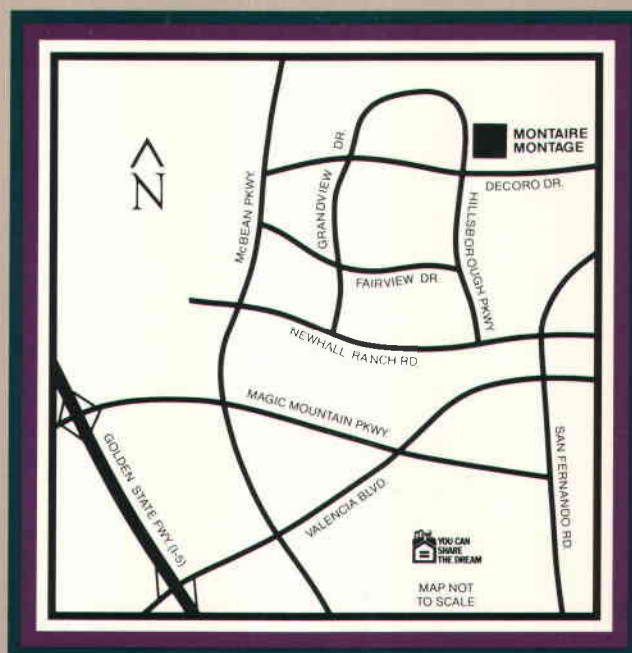
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A home should also be a haven of peace and security. Built by Bramalea Homes, Montage carries the enviable reputation and backing of this quality builder with assets of more than \$5 billion. One of North America's largest real estate development and investment companies, Bramalea stands behind its promise to you—to build a house you'll be proud to call home. Such is the home you will find at Montage. Where the pride in community is evident, everywhere you look.

**Bramalea
Homes**



**Bramalea
Homes**



Montage
23313 Bingham Court
Valencia, California 91355
805-297-7709

MONTAGE AT NORTHBRIDGE POINT

TRACT 44851 - PHASE IA

BASE PRICES

PLAN 1	5 Bedrooms, or 3 Bedrooms + Den & Study 3 Baths, Family Room, Nook 3 Car Garage 2,866 Square Feet	<i>From \$482,000</i> 425,000
PLAN 2	4 Bedrooms, or 3 Bedrooms + Den 2½ Baths, Family Room, Study 3 Car Garage 3,069 Square Feet	<i>From \$502,000</i>
PLAN 3	4 Bedrooms, or 3 Bedrooms + Den 3 Baths, Family Room, Nook Bonus Room 3 Car Garage 3,194 Square Feet	<i>From \$510,000</i>
PLAN 4	4 Bedrooms, or 3 Bedrooms + Den 4½ Baths, Family Room, Nook Bonus Room and Study 3 Car Garage 3,494 Square Feet	<i>From \$527,000</i>

Project Sales Office: Cathy Porter
Carol Miraula
805/297-7709

Prices Effective: June 9, 1990

PRICES, AVAILABILITY AND FINANCING SUBJECT TO CHANGE WITHOUT NOTICE